

# **STATEMENT OF EXPLANATIONS AND REASONS**

**SUPPORTING AN APPLICATION  
TO THE BOARD OF ZONING ADJUSTMENT  
OF THE DISTRICT OF COLUMBIA**

## **FOR AREA VARIANCE**

WE ARE SEEKING AREA VARIANCE PURSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE D CHAPTER 1002.1, FOR REQUIREMENTS OF LOT DIMENSIONS UNDER 2016 TITLE 11 SUBTITLE D CHAPTER 302 FOR NEW RESIDENTIAL DEVELOPMENTS IN R-1-B ZONING DISTRICT.

## **FOR SPECIAL EXCEPTION**

WE ARE SEEKING SPECIAL EXCEPTION PURSUANT TO DC ZONING REGULATIONS OF 2016 TITLE 11 SUBTITLE D CHAPTER 5201 AND SUBTITLE X CHAPTER 901.2, FOR REQUIREMENTS OF SIDE YARD UNDER 2016 TITLE 11 SUBTITLE D CHAPTER 206.2 FOR NEW RESIDENTIAL DEVELOPMENTS IN R-1-B ZONING DISTRICT.

Address: 4451 Douglas St NE DC 20019

(SQ. 5115 LOT: 0034)

BZA CASE NO.

## APPLICANT’S STATEMENT

This Proposed project at 4451 Douglas St NE is a single family residential detached dwelling. The lot size of this project is 25’-0” X 239’-1” and located in R-1-B Zoning District. We can’t build any residential building at this lot as a matter of right. Therefore, we require Area Variance for LOT WIDTH under Subtitle D Chapter 1002.1 and Special Exception for SIDE YARD under Subtitle D Chapter 5201.4 and Subtitle X Chapter 901.2 from BZA to build a single-family house.

## PROJECT DESCRIPTION

This single family detached dwelling will have brick front and vinyl siding on 3 sides having foot print of 19’X52’ (988 SQFT) with two floors including 4 bedrooms, 3 bathrooms, Kitchen with separate dinning space and living room.

## DESCRIPTION OF THE SITE AND SURROUNDING AREA

The subject property 4451 Douglas St NE is in Kenilworth neighborhood at facing Douglas St NE with a public space behind and in between two major roads Kenilworth Ave NE and Anacostia Ave NE. It is supported by an adequate number of educational facilities, such as Thomas Elementary, Kelly Miller Middle School and H.D Woodson High School.

## ZONING

The site is currently in R-1-B zoning districts designed to protect quiet residential areas. The tables below show a comparison between the development standards of the R-1-B zone and the proposed development.

1. The property is zoned R-1-B with lot area of 5,850 SFT and lot width of 25’-0”

### Zone R-1-B

	Lot Area	Lot Width	Lot Occupancy	Front Yard	Rear Yard	Side Yard	Building Height	Parking Spaces
Zoning Requirement	5,000 sf.	50 ft.	40%	0	25 ft.	8 ft.	40 ft.	1 space
Provided	5,850 sf	25’-0” ft	17.14%	24’-4”	149’-10”	3’-0”	27’	0 (Sub C 702.4)

## ANALYSIS

The proposal construction of a single family detached structure on the subject lot will be none conforming because the lot is smaller than the minimum lot area and width permitted in the R-1-B District, and do not meet all the Zoning requirements.

Subtitle D 302 – Lot Dimension

The minimum lot width required in the R-1-B zone is 50 feet and minimum lot area required in the R-1-B zone is 5000 Sqft. The subject property has a lot width of only 25'-0" and lot area only 5000 Sqft. Therefore, we require Area Variance of Lot Dimension.

Subtitle D 206.2 - Side Yard

The minimum side yard required in the R-1-B zone is 8 feet. Therefore, we require Special Exception for Side Yard.

AREA VARIANCE ANALYSIS

*The property is unique by reason of its exceptional narrowness, shallowness, or other extraordinary or exceptional situation or condition.*

The subject property 4451 Douglas St NE is unique and in exceptional situation because adjacent properties on both sides are already have existing buildings. Therefore, there is no opportunity to combine both lots to create a conforming lot.

*By reason of the aforementioned unique or exceptional condition of the property, the strict application of the Zoning Regulations will result in peculiar and exceptional practical difficulties or to exceptional and undue hardship upon the owner of the property.*

Because of this unique and exceptional situation, we have a practical difficulty to build a house which can be functional. Without BZA relief the property would be incapable of being developed.

*The variance will not cause substantial detriment to the public good and will not impair the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.*

Variance to build proposed two-story structure 4451 Douglas St NE would not limit the light and air to adjacent properties properties 4455 Douglas St NE at left and 4449 Douglas St NE at right of proposed development of 4451 Douglas St NE or to other dwellings in the neighborhood.

SPECIAL EXCEPTION ANALYSIS  
UNDER SUBTITLE D CHAPTER 5201.4

*(a) The light and air available to neighboring properties shall not be unduly affected.*

The light and air available to neighboring properties 4455 Douglas St NE at left and 4449 Douglas St NE at right of proposed development of 4451 Douglas St NE will not be unduly affected as shown on site plan.

*(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.*

The privacy of use and enjoyment of neighboring properties 4455 Douglas St NE at left and 4449 Douglas St NE at right of proposed development of 4451 Douglas St NE will not be unduly compromised since we will provide privacy fence all sides of our development at 4451 Douglas St NE.

*(c) The proposed addition or accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage.*

The proposed new principal building 4451 Douglas St NE, as viewed from the street is not substantially visually intrude upon the character, scale, and pattern of houses 4455 Douglas St NE at left and 4449 Douglas St NE at right of proposed development of 4451 Douglas St NE along the street frontage as shown on cover sheet.

*(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, we are using graphical representations such as plans and elevations to represent the relationship of the proposed structure to adjacent buildings 4455 Douglas St NE at left and 4449 Douglas St NE at right of proposed development of 4451 Douglas St NE and views from public ways.

#### SPECIAL EXCEPTION ANALYSIS UNDER SUBTITLE X CHAPTER 901.2

*(a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.*

Proposed detached single-family dwelling at 4451 Douglas St NE will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps of R1B.

*(b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps.*

The proposed detached single-family dwelling at 4451 Douglas St NE would not have adverse impact to adjoining properties 4455 Douglas St NE at left and 4449 Douglas St NE at right of proposed development of 4451 Douglas St NE since they meet the development standards. As demonstrated on site plan, the uses and privacy of the property at 4451 Douglas St NE would not be adversely impact adjoining properties.

*(c) Will meet such special conditions as may be specified in this title.*

The proposed detached single-family dwelling at 4451 Douglas St NE will meet all special conditions as may be specified in this title as explained and shown on plan.

### CONCLUSION

The proposal will contribute to the continued improvement of Langdon area by developing one of the vacant infill lots. The improvement of this infill lot would be for the public good as it would remove a vacant property and prevent the use of the property negative purposes. Variances for the lot area, side yard and the lot width will not have a negative impact on the zoning regulations and would allow the property to be developed with a single-family structure that will be consistent with the development pattern in the area.

Respectfully submitted,

M. Yunus Sikder  
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